

# Lumpkin County Growth Management Concepts Potential Community Character Areas

Prepared by: ROSS+associates

ROSS+associates

Potential Community Character Areas				VILLAGE CENTERS & COMMERCIAL CORRIDORS		
DEVELOPMENT PATTERN	POPULATION	LAND USE	ECONOMIC DEVELOPMENT	NATURAL AND HISTORIC RESOURCES	COMMUNITY FACILITIES	COMPATIBILITY STANDARD
<b>AGRICULTURAL PRESERVATION</b>						
Active Farm Areas	Very small residential population. Scattered single family and manufactured houses on large lots-3 acre minimum lot size.	Intensive agricultural production, forestry and conservation. Conservation and Master Planned developments permitted. Conventional subdivisions discouraged.	Agricultural related commercial. Cottage Industries.	Require conservation of primary resources. Identify and encourage conservation of secondary resources.	Not a preferred location for new or expanded community facilities. Well and Septic Systems used throughout area.	Buffers between residential, commercial and agricultural uses. Separation standards for secondary residential development. Parking and landscape standards for commercial. Conservation and open space subdivisions required.
<b>RURAL PLACES</b>						
Oulying areas of County, outside identified Centers, that are experiencing increased residential growth.	Small residential population. Area undergoing a transition from large farms to smaller farms and increased residential development. Limited subdivision activity and single family and manufactured homes on large lots.	Agricultural / Forestry , scattered single family on individual lots, conservation and master planned developments. Passive Recreation. Transitional area from farming to residential.	Primarily farming and forestry. Cottage industries. Commercial development discouraged except within identified centers. Primary neighborhood center type development.	Significant large open spaces/forestry conservation areas to be maintained.	Some public water lines proposed for this area, but septic tanks will continue to be the primary source of sanitary sewerage, thereby keeping densities low. Appropriate locations for small area facilities such as library branches, small parks, etc.	Natural open space and agrarian character to be maintained as much as possible. Buffer standards between residential, commercial and agricultural uses. Parking standards for commercial uses.
<b>URBAN RESIDENTIAL</b>						
Urbanized and growth oriented areas, outside identified Centers.	Medium residential population. Primarily single-family houses and conventional subdivisions. Conservation and Master Planned Developments Encouraged. Medium residential in appropriate areas and within mixed use developments and subdivisions.	Low and Medium Density Residential Service, Convenience Commercial and Office in master planned development corridors and central locations. Active recreation. Some conversion of residential along corridors to "cottage" industries.	Commercial development appropriate at "center" locations. Cottage industries, Community Commercial and Corridor Commercial.	Provision of open spaces in conjunction with new development. Conservation and Master Planned Developments encouraged.	Small scale neighborhood park and other active recreational facility, or community center. Preferred location for new elementary and middle schools. Public water and limited extension of public sewer planned.	Development and landscape standards needed to insure compatibility of uses.
<b>Neighborhood</b>						
Located at historic crossroad locations in all character areas, but primarily within the agricultural preservation and rural places character areas.	Residential development not appropriate within small scaled centers, except for residential uses, such as small inns, assisted living, etc.	Neighborhood scaled retail and service commercial, such as grocery stores, dry cleaners, convenience stores.	Protection of open spaces in conjunction with new development. Integration of GreenSpace Plan. Larger open space on periphery	Small scale neighborhood park and neighborhood community facilities.	Urban design elements such as signage, parking lot landscaping, site limitations of stores, 1st of approved usage and buffer between residential and commercial uses to create identity and enhance neighborhood character.	
<b>Community</b>						

# Lumpkin County Growth Management Concepts

## Potential Community Character Areas

Prepared by:

ROSS+associates

DEVELOPMENT PATTERN	POPULATION	LAND USE	ECONOMIC DEVELOPMENT	NATURAL AND HISTORIC RESOURCES	COMMUNITY FACILITIES	COMPATIBILITY STANDARD
Located at major transportation intersections, primarily within the Urban Residential Character Area.	Medium residential population with higher densities in strategic locations. Range of housing types: single-family on small to medium sized lots, multi-family, townhouse, retirement.	Commercial centers and planned shopping centers that integrate mixed uses and linkages	Mixed-use development integrating retail, office, and residential uses. Main Street style retail establishments to facilitate walkable shopping districts, where appropriate. Big Box uses OK, but should be located on the periphery and integrated to fit with surrounding properties.	Protection of open spaces in conjunction with new development. Integration of Greenspace Plan.	Combination of small scale neighborhood parks and public plazas, particularly within walking districts of Community Villages.	Urban design elements such as signage and streetscapes used to create identity, establish historic character, if appropriate.
GATEWAY CORRIDORS	Small residential population. Multi-family or other high density housing within planned developments may be appropriate.	Commercial, Industrial, Distribution, Public / Institutional Limited High Density Residential preferably within unified centers and office / industrial parks.	Focus on Industrial / office park development (clean industry only). Interstate-oriented commercial development (food, gas, lodging). Preferred location for big box retail stores or outlet malls.	Protection of open spaces in conjunction with new development. Buffer along GA 400 and sensitivity to view corridors.	Provide adequate water and sewer to serve future office and industrial park development.	A high level of landscaping, site plan and architectural standards to present a pleasing and unified facade along major roadways.
COMMERCE CORRIDORS	Major intersections and sections along major roads with a high level of transportation access.	Mixture of intensive commercial uses.	Focus on Highway type commercial and existing cottage industries.	Protection of open spaces in conjunction with new development.	Provide adequate water and sewer to serve future office and industrial park development.	Development and landscape standards needed to insure compatibility of uses and buffers between residential properties.